

Application Number	14/1947/FUL	Agenda Item	
Date Received	5th December 2014	Officer	Mr Sav Patel
Target Date	30th January 2015		
Ward	Abbey		
Site	Land Adjacent 2 Saxon Road Cambridge		
Proposal	Erection of new 1.5 storey dwelling following demolition of existing lock-up garage.		
Applicant	Mr Ian Jolley 21 Belvoir Road Cambridge CB4 1JH		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is currently occupied by a single storey pitched roof lock-up garage building. The building forms the rear boundary of no.59 Beche Road and partially (approx. 800mm) extends into the rear garden of no.61. To the north there is a side passage which enables access to the rear gardens of no.61 to 67 which are arranged in a terrace row. Beyond the side passage is no.2 Saxon Road which is a two storey semi-detached dwelling.
- 1.2 The built form of the area is characterised by predominately two-storey pitched roof terrace and semi-detached dwellings with small threshold spaces in front.
- 1.3 The building fronts directly onto the pavement and is in a poor state of repair. The building measures 5 x 5.1 metres externally; eaves height of 2.3 metres and 4.55 metres to the ridge. The building is of brick construction with a corrugated cement roof and timber boarding on the gables.
- 1.4 The site is located within a Conservation Area and a Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 The proposal is to demolish the existing garage and replace it with a new 1.5 storey dwellinghouse. The proposed dwelling would contain a bedroom on the ground floor and living accommodation on the first floor within the roof space. The

proposed building would also contain cycle parking and bin storage provision.

2.2 The proposed dwelling would maintain the existing pitched form of the existing garage but would be 6 metres to the ridge and 3.8 metres to the eaves. The proposed dwelling would occupy the same footprint as the existing garage.

2.3 The application is accompanied by the following supporting information:

1. Design Statement
2. Plans

3.0 SITE HISTORY

Reference	Description	Outcome
14/1384/FUL	Conversion of existing lock-up garage into 1.5 storey dwelling.	WITHDRAWN

4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes

5.0 POLICY

5.1 Central Government Advice

National Planning Policy Framework 2012
National Planning Practice Guidance 2014
Community Infrastructure Levy Regulations 2010
Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A)

Ministerial Statement (1 December 2014) by Brandon Lewis
Minister of State for Housing and Planning (Department of Communities and Local Government)

5.2 Cambridge Local Plan 2006

- 3/1 Sustainable development
- 3/3 Setting of the City
- 3/4 Responding to context
- 3/7 Creating successful places
- 3/11 The design of external spaces
- 3/12 The design of new buildings
- 4/11 Conservation Areas
- 5/1 Housing provision
- 8/4 Walking and Cycling accessibility
- 8/6 Cycle parking

5.3 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction

Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)

5.4 Material Considerations

City Wide Guidance

Cycle Parking Guide for New Residential Developments (2010)

Area Guidelines

Riverside and Stourbridge Common Conservation Area Appraisal (2012)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The proposal makes no provision for parking cars off street whilst removing the current off street provision. The proposal is therefore likely to impose additional parking demands upon the on street parking on the surrounding streets. The proposal is unlikely to result in any significant adverse impact on highway safety. The proposal would not qualify for Resident's Permits (other than visitors) within the existing parking scheme. If permission is granted the conditions relating to the redundant

crossover must be returned to normal footway and kerb and traffic management plan.

Head of Refuse and Environment

- 6.2 No objections in principle subject to conditions relating to construction hours and contaminated land.

Urban Design and Conservation team

- 6.3 The application is supported subject to a condition on materials. The proposed building is appropriate to the conservation area provided it is constructed from appropriate materials.
- 6.4 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 The owners/occupiers of the following addresses have made representations:

- 1 Saxon Road
- 59 Beche Road

- 7.2 The representations can be summarised as follows:

- Would not improve the area;
- Loss of privacy;
- Loss of view, light and feeling of enclosure due to increase in height;
- Increase in vehicular traffic;
- Too small for housing – example of Abbey Street development are bigger units – and no external amenity space;
- The proposal would not comply with the National Space Standards
- Bins are likely to be kept outside;
- Removal of existing roof – concerns with roofing material likely to be asbestos
- Concerns with ground works and stability of existing properties

7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

Principle of Development

8.1 The application site is located within, and surrounded by, residential development. The site is located within walking distance of the retail park and supermarket on Newmarket Road and within reasonable cycling distance into the city centre. The site is also within close proximity to bus stops.

8.2 The proposed residential redevelopment of the site is considered to be acceptable in this location and context. Windfall housing sites such as this are permitted subject to the existing land use and compatibility with adjoining uses.

8.3 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1.

Context of site, design and external spaces

8.4 The built form of the area is characterized by mainly two-storey Victorian terraced and semi-detached dwellings on long narrow plots fronting the highway. Car parking is primarily on-street although there are some examples off street parking, particularly opposite the site, for a small number of dwellings.

8.5 The site is located close to the junction of Saxon Road and Beche Road. The dwellings in Saxon Road are set back from the junction by the length of the gardens of dwellings facing Beche Road.

8.6 The existing garage building is in poor condition and does not contribute positively to the street scene or appearance of the Conservation Area. Nevertheless, any new development would need to be of a high standard of design to ensure it enhances, or at least preserves, the appearance of the Conservation Area.

8.7 The proposed building has been designed to match the form of the existing building whilst maintaining the appearance and feel of an ancillary building within the street scene. The main

differences between the existing and proposed buildings are the increased eave and ridge heights, introduction of rooflights and the different opening facing Saxon Road.

- 8.8 The eaves height has been raised from 2.3 metres to 3.8 metres; an increase of 1.5 metres. The ridge height has increased from 4.55 metres to 6 metres; an increase of 1.45 metres. The ridge would match the eaves height of the existing dwelling at no.2 and in doing so would appear proportionate with the existing house. The form and scale of the proposed building would in my view be proportionally in keeping with the existing built form whilst maintaining an ancillary appearance. The design is simple and understated, and with the use of slate and reclaimed brick would also be an improvement on the existing rundown building.
- 8.9 The height of the building has been reduced from that which was submitted in the previous withdrawn scheme and the layout has been changed to match the existing building.
- 8.10 No external space is proposed for the dwelling due to the site's limited size. However, the site is located within close proximity to Midsummer Common and Stourbridge Common. Therefore, given the access to outdoor spaces and sustainable location of the site, the lack of outdoor amenity space is acceptable in this context.
- 8.11 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.12 Concerns have been raised regarding the impact on the residential amenity of surrounding occupiers in terms of loss of light, loss of view, creating a sense of enclosure.
- 8.13 The building is located to the rear of no.59 Beche Road and forms the rear boundary of the curtilage. The side elevation of the existing building is located 7.6 metres from the existing single storey element on the rear elevation of no.59 and 9.45 metres from the main two storey rear elevation. The proposed building would maintain the same level of separation. The only

difference is the additional increase in height of the eaves and ridge, which amounts to 1.5 metres. I do not consider this additional increase in height with the existing level of separation and the building being north of no.59 would have any significantly adverse impact on the residential amenity of the adjoining neighbour in terms of loss of light or creating a sense of enclosure. The southern elevation is blank so there would be no overlooking of the existing garden.

- 8.14 The proposed building would also not create any overlooking issue of the surrounding neighbours as none of the proposed windows would enable direct views over the adjacent gardens. Rooflights are proposed in the front and rear roofscape. The rooflights in the rear roofscape are proposed to be high level with a cill height of 1.8 metres to prevent overlooking of the rear gardens of the properties in Beche Road and no.2 Saxon Road. The rooflights in the front roofscape would enable views onto the Saxon Road and would not cause overlooking of the dwellings opposite the site over and above that which currently exists. Furthermore the window would be located 17 metres from the rear elevation of no.57 Beche Road and 11.6 metres from the side boundary.
- 8.15 Whilst the proposed building will have some degree of impact on the area, I do not consider the degree of harm would be significant enough to warrant refusal.
- 8.16 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.17 Concerns have been raised by the size of the proposed accommodation and its compliance with national space standards. It is important to note that the current Local Plan (2006) does not contain prescribed residential space standards. Whilst there is a presumption to introduce standards in the emerging Local Plan, only limited weight can be given to this. Nevertheless, I think it would be relevant to assess how the proposal relates to the emerging local plan requirements (policy 50: residential space standards). Policy 50 (residential space standards) requires the gross floor area of a 1bed unit to be

37sqm. The proposed building would have a gross internal floor area of 38.72 sqm. The proposed level of accommodation would be compliant with the emerging local plan.

8.18 Whilst there are no space standards in the current local plan, consideration needs to be given to whether the level of accommodation provides a high quality living environment for a future occupier. In my view, for the size of accommodation proposed; a 1bed unit, I am satisfied that the level of accommodation is acceptable in this location close to outdoor amenity areas.

8.19 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Refuse Arrangements

8.20 The proposal includes bin storage provision within the footprint of dwelling. A dedicated storage area is proposed on the ground floor adjacent to the front door. There is provision for three receptacles. This is considered to be acceptable for this size of unit. Concerns have been raised about maintaining the storage of the bins within the allocated area within the building. I have recommended a condition to ensure the bins after they have been emptied are placed back into the storage area. I have also recommended a condition for details of ventilation to be provided for our approval.

8.21 Subject to these conditions, in my opinion, the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

8.22 No concerns have been raised from County Highways regarding highway safety. However a condition has been recommended to remove the crossover and reinstate the kerb line and footpath.

8.23 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.24 The proposal does not include any car parking. The site is located close to public transport links and is a reasonable walk and cycle distance into the city centre. Therefore, I am satisfied that this development can justify being car free.
- 8.25 The proposal includes a cycle space within the building adjacent to the bin store. Whilst this is not ideal, I am satisfied with the provision made.
- 8.26 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.27 I have addressed some of the comments received in the third party representations. However, I set out below my response to those issues that I have not addressed:

Removal of existing roof – concerns with roofing material likely to be asbestos

- 8.28 If the existing roof of the building is asbestos then the applicant will need to ensure any works to the roof is carried out in accordance with the relevant asbestos regulations.

Concerns with ground works and stability of existing properties

- 8.29 The Environmental Services Team has recommended a contamination condition due to the previous use of the building, which I have agreed to, to ensure the ground base is investigated for contaminants and remediated if necessary. As for stability of existing properties, this will be for the applicant to ensure the construction works and proposed building does not compromise the structural integrity of surrounding buildings.

Planning Obligation Strategy

Planning Obligations

- 8.30 As a result of the Ministerial Statement (1 December 2014) by Brandon Lewis Minister of State for Housing and Planning (Department of Communities and Local Government) developer

contributions on small-scale developers, for sites of 10-units or less, and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought. This also applies to all residential annexes and extensions. The proposed development falls below this threshold therefore it is not possible to seek planning obligations to secure community infrastructure in this case.

9.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

4. Except with the prior written agreement of the local planning authority no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties.
(Cambridge Local Plan 2006 policy 4/13)

5. Contaminated Land No development approved by this permission shall be COMMENCED prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.

(a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.

(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

No development approved by this permission shall be OCCUPIED prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f).

(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: To avoid adverse effects of pollution (Cambridge Local Plan 2006 policy 4/13).

6. Prior to occupation, the redundant vehicle crossover of the footway must be returned to normal footway and kerb at no cost to the Highway Authority and to the satisfaction of the Highway Authority.

Reason: For the safe and efficient operation of the public highway (Cambridge Local Plan 2006 policy 3/7)

7. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:

- i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
- ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
- iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
- iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

Reason: in the interests of highway safety and to protect the residential amenity of adjacent residents (Cambridge Local Plan 2006 Policy 3/7).

8. Prior to development of the dwelling hereby approved, details of the type of ventilation for the bin storage area shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved plans.

Reason: To protect the residential amenity of the future occupier (Cambridge Local Plan 2006 policy 4/13)

9. The refuse bins for the dwelling hereby approved shall on the day they have been emptied be collected and placed into their storage area as identified on drawing no. P-01 rev A. This provision shall be continue to the carried out in perpetuity.

Reason: In the interests of the visual amenity of the Conservation Area (Cambridge Local Plan 2006 policies 3/12 and 4/11).

10. No new windows or openings of any kind shall be inserted into the south and east elevations of the dwelling hereby approved.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

INFORMATIVE: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

INFORMATIVE: No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway.

INFORMATIVE: Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.